

# **Exhibit 3**

## Defendants' Privilege Log

<u>Control No.</u> <u>Bates No.</u>	<u>Document</u> <u>Type</u>	<u>Date</u>	<u>From</u>	<u>Recipient(s)</u>	<u>CC</u>	<u>Description</u>	<u>Privilege Claim</u>
DOCID00002354-2355	Email	2/5/2016	Valerie Dixon	Mark Jones; Jessica Armstead	Natalia Ostroveanu	Email reflecting legal advice regarding Iporre Answer and Grounds, with attached Answer.	Attorney-Client; Work-Product
DOCID00002364	Email	1/6/2016	Valerie Dixon	Josephine Giambanco; Mark Jones	Jessica Armstead	Email discussing legal advice from Susan Earman, Esq.	Attorney-Client; Work-Product
DOCID00013223	Emails	3/3/2016	Susan Earman, Esq.	Jessica Armstead	N/A	Email providing legal advice regarding criminal background check policy.	Attorney-Client
DOCID00013809-13812	Email	2/11/2016	Jessica Armstead	Josephine Giambanco; Susan Earman, Esq.; Valerie Dixon	Melanie Conley; Mark Jones; Jessica Armstead	Email providing documents at the direction of attorney in connection with seeking legal advice regarding court proceedings, with attached leaseholder applications.	Attorney-Client; Work-Product
DOCID00014462	Email	1/6/2016	Josephine Giambanco	Valerie Dixon; Mark Jones	Jessica Armstead	Email reflecting legal advice provided by Susan Earman, Esq. regarding court proceedings.	Attorney-Client; Work-Product
DOCID00015272	Email	12/14/2015	Susan Earman, Esq.	Josephine Giambanco; Jessica Armstead	Mark Jones	Email requesting information in connection with providing legal advice regarding Waples MHP.	Attorney-Client; Work-Product
DOCID00015320-15321	Email	2/11/2016	Josephine Giambanco	Susan Earman, Esq.; Jessica Armstead; Valerie Dixon	Melanie Conley; Mark Jones	Email responding to legal advice regarding court proceedings, with attached report.	Attorney-Client; Work-Product
DOCID00015322-15323	Email	2/11/2016	Josephine Giambanco	Susan Earman, Esq.; Jessica Armstead; Valerie Dixon	Melanie Conley; Mark Jones	Email providing document at the direction of attorney in connection with seeking legal advice regarding court proceedings, with attached leaseholder application.	Attorney-Client; Work-Product
DOCID00015324	Email	2/11/2016	Susan Earman, Esq.	Jessica Armstead; Valerie Dixon	Josephine Giambanco; Melanie Conley; Mark Jones	Email requesting information in connection with providing legal advice regarding court proceedings and criminal background checks.	Attorney-Client; Work-Product
DOCID00015338	Email	12/22/2015	Susan Earman, Esq.	Mark Jones; Jessica Armstead; Valerie Dixon	Josephine Giambanco	Email providing legal advice regarding court proceedings and lease requirements.	Attorney-Client; Work-Product
DOCID00015339	Email	12/22/2015	Susan Earman, Esq.	Jessica Armstead; Valerie Dixon	Josephine Giambanco; Mark Jones	Email providing legal advice regarding litigation issues.	Attorney-Client

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DOCID00026185	Email	3/3/2016	Jessica Armstead	Michael Dean, Esq.; Mark Jones	N/A	Email forwarding information reflecting legal advice from Susan Earman, Esq. regarding strategy.	Attorney-Client; Work-Product
DOCID00026186	Email	3/3/2016	Jessica Armstead	Mark Jones	N/A	Email forwarding information reflecting legal advice from Susan Earman, Esq. regarding strategy.	Attorney-Client; Work-Product
DOCID00029545	Email	12/23/2015	Jessica Armstead	Mark Jones	N/A	Email providing information in response to legal advice from Susan Earman, Esq. regarding court proceedings.	Attorney-Client; Work-Product
DOCID00054251	Email	1/6/2016	Valerie Dixon	Mark Jones	Josephine Giambanco; Jessica Armstead	Email responding to legal advice from Susan Earman, Esq. regarding court proceedings.	Attorney-Client; Work-Product
DOCID00054252	Email	1/6/2016	Mark Jones	Valerie Dixon	Josephine Giambanco; Jessica Armstead	Email providing information at the direction of Susan Earman, Esq. regarding court proceedings.	Attorney-Client; Work-Product
DOCID00054397	Email	12/22/2015	Valerie Dixon	Josephine Giambanco	N/A	Email requesting information at the direction of Susan Earman, Esq.	Attorney-Client; Work-Product
DOCID00066105; WAPLES0000142 8	Report	N/A	N/A	N/A	N/A	Personal identifying information.	Personal Identifiers
DOCID00066442- 66445	Email	7/18/2016	Josephine Giambanco	Susan Earman, Esq.; Valerie Dixon	N/A	Email attaching lease documents at the direction of attorney.	Attorney-Client; Work-Product
DOCID00067523- 67524	Email	3/11/2016	Josephine Giambanco	Susan Earman, Esq.	Valerie Dixon	Email seeking legal advice regarding tenant documents, with attached letter.	Attorney-Client
DOCID00067769; WAPLES0000143 5-1437	Report	2/11/2016	Josephine Giambanco	N/A	N/A	Communications with attorney, directions from attorney.	Attorney-Client; Work-Product
DOCID00068324	Email	12/22/2015	Josephine Giambanco	Valerie Dixon	N/A	Email responding to information request from Susan Earman, Esq. regarding tenant documents.	Attorney-Client; Work-Product
DOCID00068330	Email	12/22/2015	Josephine Giambanco	Valerie Dixon	N/A	Email responding to information request from Susan Earman, Esq. regarding tenant documents.	Attorney-Client; Work-Product
DOCID00151148; WAPLES0000147 0	Email	7/28/2011	Sabiha Noorzai	Daily Reports - Residential	N/A	Communications with Michael Dean, Esq.	Attorney-Client

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DOCID00155023	Email	9/14/2011	Julia Edwards	Peter Williams; Albert J. Dwoskin	Michael Dean, Esq.	Email communications with attorney regarding criminal background checks.	Attorney-Client
DOCID00258294	Email	8/29/2016	Michael Dean, Esq.	Albert J. Dwoskin	Michael McGregor	Email communications with attorney regarding Priority Items.	Attorney-Client
DOCID00259190	Email	8/22/2016	Michael Dean, Esq.	Albert J. Dwoskin	Michael McGregor	Email communications with attorney regarding Priority Items.	Attorney-Client
DOCID00286133; WAPLES0000148 5-1487	Report	12/4/2015	Josephine Giambanco	N/A	N/A	Communications regarding court proceedings.	Attorney-Client; Work-Product
DOCID00484346	Email	6/10/2016	Mark Jones	Michael Dean, Esq.; Carolina Easton	N/A	Email providing information in connection with seeking legal advice regarding resident screening.	Attorney-Client; Work-Product
DOCID00484635	Email	12/23/2015	Susan Earman, Esq.	Mark Jones; Jessica Armstead; Valerie Dixon	Josephine Giambanco; Carolina Easton	Email communications with client regarding court proceedings.	Attorney-Client
DOCID00484637	Email	12/23/2015	Susan Earman, Esq.	Mark Jones; Jessica Armstead; Valerie Dixon	Josephine Giambanco; Carolina Easton	Email providing legal advice regarding court proceedings.	Attorney-Client
DOCID00486508	Email	3/24/2016	Josephine Giambanco	Susan Earman, Esq.; Valerie Dixon; Jessica Armstead; Carolina Easton	N/A	Email responding to legal advice regarding application requirements.	Attorney-Client
DOCID00486547	Email	3/18/2016	Josephine Giambanco	Carolina Easton	Mark Jones; Jessica Armstead; Josephine Giambanco	Email providing information at the direction of Susan Earman, Esq. regarding notices.	Attorney-Client; Work-Product
DOCID00491211- 491213	Email	9/19/2016	Natalia Ostroveanu	Carolina Easton; Mark Jones	N/A	Email providing background information in connection with seeking legal advice, with attached tenant report.	Attorney-Client; Work-Product
DOCID00491216- 491218	Email	9/19/2016	Natalia Ostroveanu	Mark Jones; Carolina Easton	N/A	Email providing background information in connection with seeking legal advice, with attached tenant reports.	Attorney-Client; Work-Product

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DOCID00518794-518796	Email	7/18/2016	Valerie Dixon	Carolina Easton	N/A	Email forwarding information regarding court proceedings, with attached hearing transcript and draft interrogatory responses.	Attorney-Client; Work-Product
DOCID00518878-518879	Email	4/18/2016	Susan Earman, Esq.	Valerie Dixon; Josephine Giambanco; Michael Dean, Esq.; Carolina Easton	N/A	Email providing legal advice regarding attached draft responses.	Attorney-Client; Work-Product
DOCID00518905-518906	Email	4/4/2016	Valerie Dixon	Carolina Easton; Jessica Armstead	N/A	Email forwarding discovery from Susan Earman.	Attorney-Client; Work-Product
DOCID00518914-518915	Email	3/11/2016	Valerie Dixon	Jessica Armstead; Carolina Easton	Mark Jones	Email forwarding information provided by Susan Earman, Esq.	Attorney-Client; Work-Product
DOCID00518920	Email	3/3/2016	Josephine Giambanco	Valerie Dixon; Susan Earman, Esq.	Carolina Easton	Email communications with attorney regarding court proceedings.	Attorney-Client
DOCID00518924	Email	3/3/2016	Susan Earman, Esq.	Carolina Easton; Jessica Armstead	N/A	Email providing legal advice regarding court proceedings.	Attorney-Client
DOCID00518925	Email	3/3/2016	Josephine Giambanco	Jessica Armstead; Valerie Dixon; Susan Earman, Esq.; Yuliana Salazar; Sharon Clark	Carolina Easton; Adriana Swinson; Natalia Ostroveanu	Email responding to legal advice regarding court proceedings.	Attorney-Client
DOCID00518926	Email	3/3/2016	Jessica Armstead	Susan Earman, Esq.; Carolina Easton	N/A	Email seeking legal advice regarding court proceedings.	Attorney-Client
DOCID00518929	Email	3/3/2016	Susan Earman, Esq.	Josephina Giambanco; Valerie Dixon; Jessica Armstead; Yuliana Salazar; Sharon Clark	Carolina Easton; Adriana Swinson; Natalia Ostroveanu	Email providing legal advice regarding court proceedings.	Attorney-Client
DOCID00518966-518967	Email	2/22/2016	Valerie Dixon	Carolina Easton	N/A	Email forwarding hearing transcript from Susan Earman, Esq.	Attorney-Client; Work-Product
DOCID00518989	Email	1/4/2016	Valerie Dixon	Mark Jones	Josephine Giambanco; Jessica Armstead; Carolina Easton	Email forwarding legal advice from Susan Earman, Esq. regarding court proceedings.	Attorney-Client; Work-Product
DOCID00525604	Email	3/3/2016	Carolina Easton	Susan Earman, Esq.	Jessica Armstead	Email providing information at the request of attorney regarding court proceedings.	Attorney-Client

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DOCID00566004	Email	9/23/2016	Susan Earman, Esq.	Michael Dean, Esq.; Mark Jones	N/A	Email forwarding article in connection with providing legal advice.	Attorney-Client
DOCID00568794-568795	Email	8/30/2016	Michael Dean, Esq.	Brady Bustany	Mark Jones	Email forwarding information, with attached Order of Stay.	Attorney-Client; Work-Product
DOCID00568887	Email	8/29/2016	Brady Bustany	Mark Jones	N/A	Email providing information in connection with seeking legal advice regarding resident screening.	Attorney-Client; Work-Product
DOCID00568915	Email	8/29/2016	Michael Dean, Esq.	Mark Jones	N/A	Email forwarding information regarding resident screening.	Attorney-Client
DOCID00569569	Email	8/22/2016	Patrick Hennessey	Mark Jones	Brady Bustany	Email providing information in connection with seeking legal advice regarding resident screening.	Attorney-Client; Work-Product
DOCID00575917-575918	Email	6/24/2016	"canon1"	Mark Jones	N/A	Interrogatories scanned in for the purpose of sending to Susan Earman, Esq.	Attorney-Client; Work-Product
DOCID00575919-575920	Email	6/24/2016	Susan Earman, Esq.	Mark Jones	N/A	Email providing legal advice regarding attached interrogatory responses.	Attorney-Client; Work-Product
DOCID00575922-575923	Email	6/24/2016	"canon1"	Mark Jones	N/A	Interrogatories scanned in for the purpose of sending to Susan Earman, Esq.	Attorney-Client; Work-Product
DOCID00577576	Email	6/9/2016	Patrick Hennessey	Mark Jones	N/A	Email providing information in connection with seeking legal advice regarding resident screening.	Attorney-Client; Work-Product
DOCID00577620	Email	6/9/2016	Patrick Hennessey	Mark Jones	N/A	Email providing information in connection with seeking legal advice regarding resident screening.	Attorney-Client; Work-Product
DOCID00577714	Email	6/8/2016	Patrick Hennessey	Mark Jones; Amy Gerritsen	N/A	Email providing information in connection with seeking legal advice regarding resident screening.	Attorney-Client; Work-Product
DOCID00577718	Email	6/8/2016	Amy Gerritsen	Mark Jones	Patrick Hennessey	Email providing information in connection with seeking legal advice regarding resident screening.	Attorney-Client; Work-Product

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DOCID00649814-649815	Email	7/6/2016	"canon1"	Mark Jones	N/A	Interrogatories scanned in for the purpose of sending to Susan Earman, Esq.	Attorney-Client; Work-Product
DOCID00650026	Email	8/29/2016	Brady Bustany	Mark Jones	N/A	Email providing information in connection with seeking legal advice regarding resident screening.	Attorney-Client; Work-Product
DOCID00653346	Email	6/8/2016	Mark Jones	Patrick Hennessey; Amy Gerritsen	N/A	Email providing information in connection with seeking legal advice regarding resident screening.	Attorney-Client; Work-Product
DOCID00657329	Email	9/19/2016	Mark Jones	Brady Bustany	Michael Dean, Esq.; Michael Dingman, Esq.	Email providing information in connection with seeking legal advice regarding resident screening.	Attorney-Client; Work-Product
DOCID00657871-657872	Email	9/19/2016	Mark Jones	Michael Dingman, Esq.	Brady Bustany; Michael Dean, Esq.	Email requesting legal advice regarding resident screening.	Attorney-Client; Work-Product
DOCID00658337-6583385	Email	8/29/2016	Mark Jones	Brady Bustany	N/A	Email providing information in connection with seeking legal advice regarding resident screening.	Attorney-Client; Work-Product
DOCID00660174-660175	Email	6/24/2016	Mark Jones	Susan Earman, Esq.	N/A	Email forwarding attached interrogatory responses.	Attorney-Client; Work-Product
DOCID00660176-660177	Email	6/24/2016	Mark Jones	Susan Earman, Esq.	Michael Dean, Esq.	Email forwarding attached interrogatory responses.	Attorney-Client; Work-Product
DOCID00660653-660654	Email	6/9/2016	Mark Jones	Patrick Hennessey	N/A	Email providing information in connection with seeking legal advice regarding resident screening.	Attorney-Client; Work-Product
DOCID00660698	Email	6/8/2016	Mark Jones	Amy Gerritsen	Patrick Hennessey	Email providing information in connection with seeking legal advice regarding resident screening.	Attorney-Client; Work-Product
DOCID00660922-660926	Email	5/26/2016	Mark Jones	Kevin Ortega	N/A	Email requesting information at the direction of attorney regarding lease renewals, with attachments.	Attorney-Client; Work-Product
DOCID00663792-663794	Email	2/5/2016	Mark Jones	Michael Dean, Esq.	N/A	Email seeking legal advice regarding Iporre Answer and Grounds, with attached Answer.	Attorney-Client; Work-Product

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DOCID00698473-6988475	Email	9/23/2016	Mark Jones	Mark Jones	N/A	Email forwarding article from Susan Earman, Esq. in connection with seeking legal advice.	Attorney-Client; Work-Product
DOCID00699442-699463	Email	9/8/2016	N/A	Carolina Easton	Natalia Ostroveanu	Draft email forwarding information in connection with seeking legal advice regarding credit checks, with attached tenant reports.	Attorney-Client; Work-Product
DOCID00807426-807428	Email	9/5/2016	Michael Dean, Esq.	Michael Dean, Esq.	N/A	Email attaching draft reports.	Attorney-Client; Work-Product
DOCID00807744-807746	Email	8/28/2016	Michael Dean, Esq.	Michael Dean, Esq.	N/A	Email attaching draft reports.	Attorney-Client; Work-Product
DOCID00808163-808164	Email	7/29/2016	"canon2"	Michael Dean, Esq.	N/A	Scanned email attaching letter from VOICE regarding tenant evictions.	Attorney-Client; Work-Product
DOCID00808684-808685	Email	7/29/2016	"canon2"	Michael Dean, Esq.	N/A	Scanned email attaching letter from Senate of Virginia regarding tenant evictions.	Attorney-Client; Work-Product
DOCID00899916; 899918-899920	Email	9/2/2016	Michael Dean, Esq.	Michael Dean, Esq.	N/A	Email attaching Daily Commercial Reports and Priority Items from Michael Dean, Esq. to Dwoskin management.	Attorney-Client
DOCID00900095-900098	Email	8/23/2016	Michael Dean, Esq.	Michael Dean, Esq.	N/A	Email attaching Daily Commercial Reports and Priority Items from Michael Dean, Esq. to Dwoskin management.	Attorney-Client
DOCID00900199-900205	Email	8/19/2016	Michael Dean, Esq.	Michael Dean, Esq.	N/A	Email attaching Daily Commercial Reports and Priority Items from Michael Dean, Esq. to Dwoskin management.	Attorney-Client
DOCID01073509	Email	1/7/2016	Natalia Ostroveanu	Valerie Dixon	N/A	Email providing information in response to legal advice from Susan Earman, Esq. regarding court hearing.	Attorney-Client; Work-Product
DOCID01089512-1089517	Email	6/29/2016	Susan Earman, Esq.	Valerie Dixon	N/A	Email providing legal advice regarding hearing, with attached hearing transcript.	Attorney-Client; Work-Product
DOCID01089518-1089523	Email	6/29/2016	Susan Earman, Esq.	Valerie Dixon	N/A	Email providing legal advice regarding hearing, with attached hearing transcript.	Attorney-Client; Work-Product



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DOCID01089537-1089540	Email	3/2/2016	Alan Zhou	Valerie Dixon	N/A	Email forwarding documents on behalf of Susan Earman, Esq., with attached Answer, Memorandum, and Praecipe.	Attorney-Client; Work-Product
DOCID01091965-1091966	Email	7/6/2016	Alan Zhou	Valerie Dixon	Susan Earman, Esq.	Email forwarding attached work product to client on behalf of Susan Earman, Esq.	Attorney-Client; Work-Product
DOCID01092875	Email	1/19/2016	Susan Earman, Esq.	Valerie Dixon	N/A	Email providing legal advice regarding court proceedings and lease issues.	Attorney-Client
DOCID01092887	Email	1/6/2016	Susan Earman, Esq.	Valerie Dixon	N/A	Email providing legal advice regarding court proceedings.	Attorney-Client
DOCID01092965	Email	12/22/2015	Susan Earman, Esq.	Valerie Dixon	N/A	Email providing legal advice regarding court proceedings.	Attorney-Client
DOCID01103281-1103283	Email	2/11/2016	Valerie Dixon	Susan Earman, Esq.	N/A	Email providing information at the direction of attorney regarding court proceedings, with attached resident information guides.	Attorney-Client; Work-Product
DOCID01103524	Email	1/19/2016	Valerie Dixon	Susan Earman, Esq.	N/A	Email responding to legal advice regarding court proceedings.	Attorney-Client
DOCID01103636	Email	1/7/2016	Valerie Dixon	Natalia Ostroveanu	N/A	Email forwarding information in connection with legal advice provided by Susan Earman, Esq. regarding court hearing.	Attorney-Client; Work-Product
DOCID01103649	Email	1/6/2016	Valerie Dixon	Susan Earman, Esq.	N/A	Email forwarding information in connection with seeking legal advice regarding court proceedings and lease requirements.	Attorney-Client; Work-Product
DOCID01103761	Email	12/22/2015	Valerie Dixon	Susan Earman, Esq.	N/A	Email forwarding information in connection with seeking legal advice regarding court proceedings and lease requirements.	Attorney-Client; Work-Product